

REGULAR CITY COUNCIL MEETING
MARCH 9, 1998

PRESENT

R. Dale Roper
Wesley Bloomfield
Gayle Bunker
Bruce Curtis
Robert Dekker
Glen Swalberg

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member

ABSENT

Richard Waddingham

City Attorney

ALSO PRESENT

Dorothy Jeffery
Neil Forster
Judy Baker
Greg Schafer
Ken Thatcher
Carl Anderson
Ruth Hansen
Derin Phelps
Curt Crosby
Judy Hoelzle
Mac Hoelzle
Wayne Gasser
Hadley Gasser
Mike Roper
Ryan Anderson
Daniel Bryner
Chase Knudsen
Jason Jones
Steve Watson
Charlotte Morrison

City Recorder
Public Works Director
City Treasurer
City Employee
Airport Ground Lessee
City Resident
City Resident
Millard County Chronicle/Progress
KNAK Radio
City Resident
Scout
Scout Parent
Scout
Scout
Scout
Scout
Scout
City Resident
Historic Preservation Committee

Mayor Roper called the meeting to order at 7:00 p.m. Dorothy Jeffery, City Recorder, acted as Secretary. Mayor Roper stated that notice of the meeting time, place, and agenda was posted at the

principal office of the governing body, located at 76 North 200 West, and was provided to the Millard County Chronicle/Progress, KNAK Radio, and to each member of the City Council, by personal delivery, at least two days prior to the meeting.

Council Member Glen Swalberg offered an invocation, after which Mayor Roper led the Council in the Pledge of Allegiance.

MINUTES

The minutes of a Regular City Council Meeting held on January 26, 1998 were presented for consideration and approval.

Council Member Gayle Bunker noted an error in the minutes on Page 5, paragraph 6 regarding a utility easement on the property owned by Mr. John Watson. Following discussion of the matter, it was determined that Mr. Watson's statement was correct as stated in the minutes.

Following discussion, Council Member Glen Swalberg MOVED to approve the minutes of the Regular City Council Meeting held on January 26, 1998, as corrected. The motion was SECONDED by Council Member Wesley Bloomfield. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The minutes of a Public Hearing held on February 9, 1998 were presented for consideration and approval.

Council Member Gayle Bunker noted that the last paragraph on Page 1 needs to be changed to reflect that the Planning & Zoning Commission "recommended approval" of the zone change rather than "approved" the zone change.

Following discussion, Council Member Gayle Bunker MOVED to approve the minutes of a Public Hearing held on February 9, 1998, as corrected. The motion was SECONDED by Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The minutes of a Regular City Council Meeting held on February 9, 1998 were presented for consideration and approval.

Following discussion, Council Member Wesley Bloomfield MOVED to approve the minutes of the Regular City Council Meeting held February 9, 1998, as presented. The motion was SECONDED by Council Member Gayle Bunker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The minutes of a Public Hearing held on February 17, 1998 were presented for consideration and approval.

Public Works Director Neil Forster advised the Council that he was not in attendance at the Public Hearing and should have his name removed from the list of those present.

Following discussion, Council Member Glen Swalberg MOVED to approve the minutes of the Public Hearing held on February 17, 1998, as corrected. The motion was SECONDED by Council Member Bruce Curtis. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

The minutes of a Special City Council Meeting held on February 17, 1998 were presented for consideration and approval.

Council Member Wesley Bloomfield noted that a correction needs to be made on Page 3, paragraph 3, regarding the application for funding from the Permanent Community Impact Board for the Library Expansion. Following discussion, the Council determined that the sentence should be changed to read: "We have made application for a 50% grant and 50% low interest loan but, until the Permanent Community Impact Board makes their decision, we will not know how much will be a grant and how much we will need to bond for."

In addition, Council Member Bloomfield noted a typographical error at the bottom of Page 3; "thr" needs to be corrected to "the".

Following discussion, Council Member Wesley Bloomfield MOVED to approve the minutes of the Special City Council Meeting held on February 17, 1998 be approved, as corrected. The motion was SECONDED by Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been given to them two days prior to the meeting. Following discussion, Council Member Gayle Bunker MOVED to approve the accounts payable, in the amount of \$86,142.35. The motion was SECONDED by Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

UNFINISHED BUSINESS

CITY ATTORNEY RICHARD WADDINGHAM: RESOLUTION TO ADOPT DELTA CITY PURCHASING POLICY

RESOLUTION NO. 98-251

A RESOLUTION ADOPTING DELTA CITY'S PURCHASING POLICY AND PROCEDURES

Mayor Roper advised the Council that this is the resolution which City Attorney Richard Waddingham has prepared to formally adopt the Delta City Purchasing Policy and Procedures, as presented at a recent meeting of the Council. The Council reviewed the details of the Purchasing Policy.

Council Member Robert Dekker MOVED to adopt Resolution No. 98-251 adopting the Delta City Purchasing Policy and Procedures. The motion was SECONDED by Council Member Gayle Bunker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a roll call vote. The voting was as follows:

Wesley Bloomfield	Yes
Gayle Bunker	Yes
Bruce Curtis	Yes
Robert Dekker	Yes
Glen Swalberg	Yes

The motion passed unanimously. Mayor Roper signed Resolution No. 98-251 and City Recorder Dorothy Jeffery attested his signature.

NEW BUSINESSKENNETH THATCHER: AIRPORT HANGAR LEASE

Mr. Thatcher requested that the Council agree upon a price for his lease of the airport hangar property for the final five years of his contract, which runs from March 1, 1999 to March 1, 2004. Mr. Thatcher asked if the Council would accept a check at this time in the amount of \$1,440.00, which represents \$288 per year, to renew his lease through March 1, 2004. Mr. Thatcher has been paying \$288 per year since the lease agreement was signed in 1984.

Mr. Thatcher paid for construction of the hangar, at a cost of approximately \$17,000, and has given Delta City ownership of the hangar, which was required at the end of the lease. Mr. Thatcher has agreed to take care of maintenance and upkeep on the hangar until the end of the lease period.

Mayor Roper advised Mr. Thatcher that if Delta City accepts his check in the amount \$1,440.00 in payment of the final five year lease period, and at any time during the remaining lease period, something should happen to prevent use of the hangar for the balance of the lease, Mr. Thatcher will not be entitled to a refund of any portion of the \$1,440.00.

Following discussion, Council Member Gayle Bunker MOVED to approve Mr. Thatcher's airport hangar lease through March 1, 2004 and accept payment of \$288 per year, for a total of \$1,440.00, which shall be paid in advance, with no refund of monies paid for that period of time. The motion was SECONDED by Council Member Wesley Bloomfield. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

COUNCIL MEMBER GAYLE BUNKER/CARL ANDERSON: SINGLE LOT SUBDIVISION
AT 437 NORTH 200 WEST

Council Member Gayle Bunker told the Council where the proposed single lot subdivision is located. Mr. Anderson would like to divide the lot into two parcels, with the existing house being on Lot 2. At some time in the future, Mr. Anderson would like to construct a home on Lot 1.

The Planning & Zoning Commission discussed this matter at a meeting held February 11, 1998 with no problems noted. It is the recommendation of the Planning & Zoning Commission that this single lot subdivision be approved, with the condition that Mr. Anderson sign an Improved Lot Agreement.

Following discussion, Council Member Glen Swalberg MOVED to approve the request of Carl Anderson for a Single Lot Subdivision, located at approximately 437 North 200 West, with the condition that Mr. Anderson sign an Improved Lot Agreement. The motion was SECONDED by Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

COUNCIL MEMBER GLEN SWALBERG: GRANT FOR PRESERVATION OF HISTORICAL
BUILDING (VAN'S HALL)

Council Member Swalberg advised the Council that, about eight to ten years ago, a Certified Local Governments Commission was organized under the direction of Delta City. Charlotte Morrison was appointed Chairman, and the other members of the committee were Louise Lyman, Ruth Hansen, and June Reid. They were charged with the responsibility of locating and making recommendations for historical buildings or sites in Delta City. With the historic designation, there are, from time to time, grants available from the State of Utah, as requested and recommended by the State Legislature, to preserve the history of a community.

Approximately two years ago, Van's Dance Hall was declared a National Historic Site and a State Historic Site. The State of Utah, with the approval of the National Council of Historic Sites, is very interested in making certain that Van's Dance Hall is preserved.

In order to preserve the site, the building needs a new roof. The existing roof leaks badly and is destroying the dance floor. Mr. Roger Roper is the person responsible for these grants in the State

of Utah. The Construction Engineer and Supervisor for the State of Utah is Don Hartley. Prior to any money being spent by the State of Utah, Mr. Hartley is required to inspect the building in order to make certain that the site is worthy of expending funds for preservation. Mr. Hartley has not yet made his inspection, but he is expected within a few weeks.

The existing committee members have served for many years and they would like to resign at this time.

At present, the committee is considering a \$5,000 matching grant from the State of Utah. The Van family members have pledged \$3,000 in matching funds but the additional \$2,000 have not yet been obtained.

In order to qualify for the grant, the State of Utah requires a local supervisor of the project. Council Member Swalberg noted that he has been given the assignment for two previous sites and has been requested to be the local supervisor for the Van's Dance Hall project. The local supervisor is responsible to contract with a bonded contractor to perform the work.

The only section of the roof which is approved and certified as an historic site, and thereby eligible for payment from the grant funds, is the dance hall. The remainder of the roof, approximately 50-75 feet on each side of the dance hall, is not eligible for funding from the grant. Fortunately, the roof in that portion of the building is in much better shape than the portion over the dance hall.

Council Member Swalberg stated that he and a few members of the Committee have pledged to raise at least \$1,000 in matching funds from those who have used and enjoyed Van's Dance Hall in the past. The State grant funds will match the amount raised locally, up to the \$5,000 limit.

Council Member Swalberg noted that the funds are to be administered by Delta City.

Historic Preservation Committee Chairman Charlotte Morrison added that funds are not distributed until the work is completed. A request for reimbursement must be submitted to the State of Utah, with invoices attached, in order to receive funds. Council Member Swalberg stated that the committee plans to ask the Museum secretary to do the bookkeeping in order to relieve Delta City of bookkeeping responsibilities.

Council Member Swalberg requested that the Council tentatively approve re-organization of the Historic Preservation Committee in order to be prepared to go forward with the project, if Mr. Hartman determines that the building is worth expending funds for preservation, and that the funding be administered by Delta City.

Council Member Glen Swalberg MOVED to approve Delta City becoming the government agent for pass through monies from the grant to be used for preservation of the historical building known as Van's Dance Hall, based upon Mr. Hartman's inspection. The motion was SECONDED by

Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously,

COUNCIL MEMBER GAYLE BUNKER: TRUCK PARKING ON CITY STREETS

Council Member Gayle Bunker stated that he requested the Council discuss the hazard created by trucks parking on some of the narrower City streets. He specifically referred to one truck which has frequently been parking on 350 East, near the Middle School. Even with the truck parked very close to the curb, it creates a very narrow lane, resulting in a traffic hazard when meeting another vehicle in that area. Council Member Bunker suggested the possibility of restricting the parking of trucks and recreational vehicles on streets less than 99' wide. This would eliminate parking of these vehicles in all subdivisions.

Inasmuch as this item was put on the agenda for discussion only, it was determined that Council Members should think about the problem and observe areas where parking should be prohibited, then discuss the matter further at the next Council meeting.

OTHER BUSINESS

Council Member Wesley Bloomfield advised the Council that he had recently attended an ATV class with two Delta City employees. During the class, the instructor commented that there are many cities in the Central Utah area which have an ordinance allowing an ATV to be driven within the city limits in order to obtain fuel or gain access to an ATV trail. Council Member Bloomfield questioned whether Delta City should consider an ordinance permitting ATVs to travel on the shoulder of streets. Apparently Richfield, Fillmore and Beaver have adopted these ordinances.

Council Member Robert Dekker stated that his understanding is that the streets and routes that ATVs can use must be designated and the trail to be accessed must be contiguous with the city. Delta City does not have any recognized trails, therefore this law would not be necessary. The Council should ask City Attorney Richard Waddingham for his opinion regarding this matter.

Council Member Robert Dekker noted that he had received a telephone call from Margaret Dutson advising him that South Elementary School has earned approximately \$400 from showing matinee movies on Saturdays. They would like to donate the funds to Delta City to be used for improvements near South Elementary School, such as sidewalk, streets, gravel, or parking.

Council Member Dekker will advise Mrs. Dutson that Delta City is in the process of outlining improvements near South Elementary School and we will notify her when it is determined exactly what is going to be done.

Council Member Glen Swalberg asked for an update on the permanent dog catcher position. Mayor Roper stated that, at present, we have not completed the job description, duties, or policies. Public Works Director Neil Forster added that we have animal control ordinances in place, but we need to complete the other items before advertising the position. It was agreed that these items need to be completed prior to preparing the budget for next year.

Mayor Roper advised the Council Members that City Recorder Dorothy Jeffery needs to know how many are planning to attend the Utah League of Cities and Towns Convention in September and asked that each Council Member notify her.

Mayor Roper asked for discussion regarding a time and place for Council Members to have a photograph taken. City Recorder Dorothy Jeffery advised the Council that the photographer has requested a one hour period of time for taking the photographs. It was determined that photographs will be taken at 6:00 p.m. on Monday, March 23, 1998, prior to the Regular City Council Meeting.

Mayor Roper advised the Council that the Millard County Fire District has replaced the 1976 GMC fire truck with a new 1998 pumper truck. The Fire District has been sending the old trucks to other areas, if needed and, if not, have been auctioning them off. Millard County has need of a truck at the landfill and has determined that the old fire truck would work for them, if the Delta City Council would agree to transfer the truck title to Millard County. Council Member Gayle Bunker MOVED to transfer title of the 1976 GMC fire truck to Millard County. The motion was SECONDED by Council Member Robert Dekker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Roper noted that there is difficulty in hearing proceeds of the City Council meetings for some of those who attend. There is a state law requiring microphones in the Council meeting and requested agreement from the Council to proceed with repairing or replacing the microphone in the podium and those the Council seating area. Council Members agreed that it is important for those in attendance to be able to hear all discussion and instructed Mayor Roper to proceed with repairs or replacement of microphones.

Mayor Roper asked if there were any other questions, comments, or other items to be discussed. There being none, Council Member Glen Swalberg MOVED to adjourn the meeting. The motion was SECONDED by Council Member Gayle Bunker. Mayor Roper asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Roper declared the meeting adjourned at 8:20 p.m.



R. DALE ROPER, Mayor



DOROTHY JEFFERY, City Recorder

MINUTES APPROVED: RCCM 03-23-98